

CITY OF WEST LAFAYETTE
COMMON COUNCIL
MINUTES
April 2, 2012

The Common Council of the City of West Lafayette, Indiana, met in the Council Chambers at City Hall on April 2, 2012, at the hour of 6:30 p.m.

Mayor Dennis called the meeting to order and presided.

The Pledge of Allegiance was repeated.

Present: Bunder, Burch, Dietrich, Hunt, Keen, Thomas, and VanBogaert.

Also present were City Attorney Burns, Clerk-Treasurer Rhodes, Public Works Director Buck, Police Chief Dombkowski, Street Commissioner Downey, Human Resources Director Foster, Fire Chief Heath, WWTU Director Henderson, Assistant Parks Superintendent Ainsworth, Information Technology Manager Newman, and Director of Development Poole.

MINUTES

Councilor Keen moved for acceptance of the minutes of the March 1, 2012, Pre-Council Meeting, and the March 5, 2012, Common Council Meeting. Councilor Burch seconded the motion, and the motion passed by voice vote.

COMMITTEE STANDING REPORTS

STREET, SANITATION, AND WASTEWATER TREATMENT UTILITY

Councilor Bunder presented this report, which will be on file in the Clerk-Treasurer's Office. He made note that 49 tons of food scraps were processed in the plant digesters, and 24 percent of the plant's power was generated on site. West Lafayette Wastewater Utility has pledged to produce at least 10 percent of its power on-site in 2011, as the first wastewater plant in Indiana to become an EPA Green Power Partner.

He reported the closing of Cumberland Avenue between Brown and Manchester Streets on Tuesday, March 27, 2012. The closure will be the first of three scheduled to upgrade Cumberland Avenue and construct roundabouts. Pedestrian and vehicular detours will be provided.

The Indiana Department of Transportation (INDOT) closed Lindberg Road for two days. Crews will be installing pipe along the Lindberg, west of McCormick Road.

The City's Public Art Advisory Group has requested proposals for an art project to create a unique urban environment near Purdue University in "Gumball Alley" in the Village.

PUBLIC SAFETY AND ORDINANCE

Councilor Keen presented this report, which will be on file in the Clerk-Treasurer's Office. During the month of March the West Lafayette Fire Department responded to a total of 98 calls including 4 overhear or no fire calls, 68 medical runs, 5 service calls, 5 hazardous condition calls, 5 good intent calls, and 11 false alarm calls.

To make way for the new US231 corridor, construction crews tore down the building that formerly housed Bethel Church. Prior to its removal the West Lafayette Fire Department used the building for training on ventilation, ladders, and cutting holes in roofs. Councilor Keen expressed thanks to Bethel Church for allowing the West Lafayette Fire Department to conduct these training exercises.

Councilor Keen extended congratulations to West Lafayette firefighter David Gilbert on his retirement effective March 23, 2012. He is a 21-year veteran of the West Lafayette Fire Department and the Council wishes him and his wife well in his retirement.

On March 12, 2012 the crews from West Lafayette Fire Station No. 3 visited Cornerstone Autism School in West Lafayette, along with the West Lafayette D.A.R.E officer, and the West Lafayette Police Department. They took part in Public Service Day at the school. One of the goals of this event was to show autistic children what a police officer, a fire fighter, and a medic look like so they would not be frightened in the event of an emergency. April is National Autism Awareness Month.

In March, the West Lafayette Police Department received 1,935 calls for service. In the last week of March, West Lafayette Police Department detectives arrested two suspects from Lafayette in connection with the armed robbery of a pizza delivery driver in the 200 block of South River Road on March 15, 2012. This closed out the case.

The West Lafayette Community School Corporation and the West Lafayette Police Department conducted a critical incident lockdown drill at the West Lafayette Junior/Senior High School campus on March 27, 2012. This drill is part of the overall safety plan for the West Lafayette Community School Corporation and Police Department.

In all, 270 people dropped off over 745 pounds of unused drugs for safe disposal at two drug drop off events in March.

Mayor Dennis asked Chief Heath to explain what a “good intent” call is. Chief Heath responded it refers to someone who has fallen and needs help getting up.

PURDUE RELATIONS

Councilor VanBogaert presented this report. He reported that Mike Berghoff, Chair of the Purdue University Presidential Search Committee, has confirmed that the process is on track to select and prepare for Purdue University’s 12th president by the time President Cordova’s term ends on July 15th. The Committee is screening and interviewing applicants with the goal of presenting two to four candidates for the Board of Trustees to consider later this spring.

Senior Purdue men’s basketball forward, Robbie Hummel was the National Winner of the Lowe’s Senior Class Award, announced on Friday, March 30, 2012. He was the recipient of this award based on his academic record, athletic performance, and commitment to community service.

Elections for the Purdue Student Body President are ongoing this week.

PARKS AND RECREATION

Councilor Hunt presented this report, which will be on file in the Clerk-Treasurer’s Office.

Councilor Hunt presented pictures of the installed Celery Bog webcam. In a few weeks there will be a link on the West Lafayette website under the Parks and Recreation Department to utilize the camera. The camera is focused on the bog has 36x zoom lens to see close-ups of wildlife. It also has a low-light capability to view feeding times of early morning and late evening.

On Friday, April 27, 2012, in observance of Arbor Day, there will be trees planted at the Celery Bog Nature Center trail entrance.

ECONOMIC DEVELOPMENT

Councilor Thomas presented this report, which will be on file in the Clerk-Treasurer's Office. The Mayor's Community Development Block Grant (CDBG) Advisory Committee convened [March 8, 2012] for the second of two public meetings. At the meeting the Committee gave their recommendations for grant award requests made in February. The recommendations were made based on the ratings sheets submitted by the Committee members and City Council.

The Committee voted unanimously to adopt the recommendations of the 2012 Action Plan as presented. The City has begun working with City Consultants and Research, LLC on the 2012 Action Plan. The Board of Works approved the contract with City Consultants and Research, LLC at their March 20, 2012 meeting.

The Development Department has worked with Faith Ministries and Grant Street Station Planned Development to bring those projects to fruition, which will be addressed later in the meeting.

The Development Department continues to be an active partner in planning the Purdue Boilermaker Half-Marathon. The Tuxedo Brothers, who run the Indianapolis Marathon, have been selected to run this event on October 20, 2012.

Department work with the Historical Preservation Commission continues toward crafting an ordinance appropriate for our City. The next meeting discussing that topic will be held on April 10, 2012 at 5:30 p.m. in City Hall.

PERSONNEL

Councilor Burch presented this report. She reported a new hire of Patrick Smith, as Maintenance Technician II, on March 20th, in the Parks and Recreation Department.

Councilor Burch congratulated Sergeant Dannie Neal, a 21-year veteran of the West Lafayette Fire Department who was elevated to the rank of Lieutenant on March 20th. His pinning ceremony took place on March 21st.

BUDGET AND FINANCE

Councilor Dietrich presented this report. He reported that the preliminary budget meetings will begin toward the end of April.

REPORT OF APC REPRESENTATIVE

Councilor Keen noted that most of the meeting's agenda pertained to APC-related matters, so he would defer his comments until later.

SPECIAL REPORTS

WWTU 2011 Annual Financial Report

Jim Treat (O.W. Krohn & Associates, LLP), financial advisor to the WWTU, presented this report, highlighting some key items in the financial statements and schedules. The restricted and unrestricted cash at the end of 2011 was about \$15 million. The investment in the WWTU plant was about \$74 million. On the liability side, bonds payable was about \$35.5 million at the end of the year. He noted the biggest changes included a drop in the Improvement Fund of about \$800,000 to \$900,000 from a year ago. This drop reflects planned expenditures on some major projects which have been funded with cash on hand. He noted that the big increase in capital assets is mostly attributed to the addition of interceptor sewers, primarily as a result of the completion of Western Interceptors I thru IV. All SRF bonds were drawn down in 2011. There will be no increases in SRF bonds unless new debt is added. There will be a gradual decrease in debt service payments as the existing bonds are paid. The large increase in accounts payable was related to the timing of completion of construction contracts at year end. Revenues are slightly up but fairly stable. There was a very minimal \$20,000 increase in expenditures from 2010 to 2011. Wastewater Utility Director Henderson did a wonderful job of holding expenses to a minimum. Mr. Treat reviewed charts and schedules related to the customer base. Purdue is the largest customer at 40.8% of billings. A chart comparing the current WWTU rate with rates in other communities was presented, illustrating that the majority of benchmark communities now having implemented a storm water fee. The WWTU continues to meet all bond coverage requirements at 162% coverage in 2011, and 150% for 2012.

Mr. Treat noted that the interest rates on the current SRF bonds range from 2.9% to 3.64%. These are subsidized market rates. However, the rates for the current quarter, if the City obtained a new bond would be 2.19% for a 20-year bond issue. If a bond is needed this is an opportune time to obtain one. For a qualifying green project there would be almost a half a percentage point additional reduction in this rate.

Councilor VanBogaert inquired as to whether the current bonds held could be refinanced at the lower rates. Mr. Treat responded that with the rates on the bonds held as low as they are, and with other timing and savings restrictions, that would not be possible. As bonds get older and the call dates approach it becomes more advantageous to pay off the bonds.

Councilor Bunder asked Wastewater Utility Director Henderson if there are projects the City should be looking at undertaking, particularly in regard to green projects in view of the advantageous SRF bond rates. Director Henderson responded that there was not a huge green component in the first couple projects on the capital plan but there is a project he has in mind which might capitalize on the advantageous SRF green project bonus. A future lift station project might be considered for this type of bond issuance.

Councilor Keen asked how much of the Utility power has been offset by co-generation at the plant. Utility Director Henderson stated 24% of the power was generated onsite in February. This was partly due to low rain-related flow and high food digester volume.

PUBLIC RELATIONS

West Lafayette Community Beautification Award

Councilor VanBogaert presented this award to Brian Smith and several members of the Chauncey Cooperative House. He noted that the Tommy Johnston Park, at the corner of Chauncey and Wood, had been in disrepair for some time. It was a project the City took

on last year with tremendous help from the members of the Chauncey Cooperative, not only in giving valuable input toward the project, but in providing many hours of labor to clean it up and maintain it. Since its completion there have been many people taking advantage of the new basketball court and utilizing the new pavilion. Councilor VanBogaert thanked the Cooperative members for their invaluable contributions to the project.

Mr. Brian Smith (Chauncey Cooperative) noted that the Chauncey Cooperative is close to Tommy Johnston Park and the members have enjoyed the use of the park. Living near the park is one of the many reasons it is so enjoyable to live on this side of town. He explained that members of the Cooperative wanted to do their part to contribute to the community and help it continue to be a good place to live. He expressed appreciation to everyone in the town for their support in renovating the park. He said they will continue to maintain the park as caretakers.

Mayor Dennis expressed his thanks to the Cooperative members and noted that they were instrumental in keeping Tommy Johnston Park in its current location.

FINANCIAL REPORT

Clerk-Treasurer Rhodes noted that monthly reports have been filed electronically with the Council. The City continues to meet its annual financial reporting milestones and she looks forward to meeting with the Budget Finance Committee or the Council as a whole later this month.

LEGAL REPORT

City Attorney Burns stated that the legal report has been filed, and Councilors have received copies. He offered to answer any questions.

UNFINISHED BUSINESS

Mayor Dennis reminded everyone prior to beginning deliberations and comment on pending legislation, that while public discourse is encouraged it must be respectful at all times.

Ordinance No. 06-12 An Ordinance Requesting An Additional Appropriation for Cumulative Firefighting Building and Equipment Fund PUBLIC HEARING

Mayor Dennis read Ordinance No. 06-12 by title.

Councilor Keen moved that Ordinance No. 06-12 be heard on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Clerk-Treasurer Rhodes explained that Ordinance No. 06-12 was based on a request by Fire Chief Heath to appropriate money received from the sale of obsolete radio equipment. There was no further discussion.

Councilor Keen moved to open a public hearing. The motion was seconded by Councilor Burch.

The motion to open the public hearing was approved by voice vote.

There were no comments. Mayor Dennis declared the public hearing closed.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 7 AYES and 0 NAYES.

Mayor Dennis announced that Ordinance No. 06-12 passed on second and final reading.

Ordinance No. 07-12 An Ordinance To Ratify And Adopt Amendments To Chapter 44 Section 11 Of The West Lafayette City Code Concerning Parking

Mayor Dennis read Ordinance No. 07-12 by title.

Councilor Keen moved that Ordinance No. 07-12 be heard on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Councilor Hunt moved to amend the ordinance. After discussion with the Clerk-Treasurer and with Deputy Chief Leroux of the West Lafayette Police Department, it became apparent that it would be prudent to institute a later effective date. She asked that the ordinance be amended to be effective on May 14, 2012 in order to give time for education and community awareness of the change to take place. She noted the May 14, 2012 effective date would be after Purdue University's graduation ceremonies and so would be a timely way to make a fee change. Councilor Keen seconded the motion.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote on the amendment:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 7 AYES and 0 NAYES.

Mayor Dennis announced that Ordinance No. 07-12 is now amended. Mayor Dennis read Ordinance No. 07-12 (Amended) by title.

Councilor Keen moved that Ordinance No. 07-12 (Amended) be considered on second and final reading and that the vote be by roll call. Councilor Burch seconded the motion.

Councilor Hunt asked that Police Chief Dombkowski address what educational and public awareness efforts will be undertaken concerning the changes in parking fees. Chief Dombkowski explained that discussions regarding the parking ordinance led to the conclusion that it would be prudent to wait until the end of the school year to implement the changes. There will be education efforts upon the return of the Purdue University student population in August, mostly through Boiler Gold Rush, and the programs that West Lafayette Police Officers are involved in upon the students' return. He also said he hoped the media would help the City in educating the public and making the transition seamless. He noted that the timed parking within the City of West Lafayette is a big issue for infractions and part of the education will be noting the zones where various time limits are imposed.

Chief Dombkowski, Mayor Dennis, and Councilor Hunt asked the media members present to help in the education efforts.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 7 AYES and 0 NAYES.

Mayor Dennis announced that Ordinance No. 07-12 (Amended) passed on second and final reading.

NEW BUSINESS

Ordinance No. 08-12 To Rezone Certain Real Estate Within The City Of West Lafayette, Indiana And Designating The Time When The Same Shall Take Effect (Grant Street Station Planned Development) (R3W to PDRS)

Mayor Dennis read Ordinance No. 08-12 by title.

Councilor Keen moved that Ordinance No. 08-12 be passed on first reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Attorney Dan Teder (Reiling, Teder and Schrier, LLC) addressed the audience and noted that Shane O'Malley, developer of Grant Street Station, Tim Balensiefer of T-Bird Design Services Corp., and Barry Knechtel of KJG Architecture were also present to answer any questions. The process for this development was begun in February 2011. Numerous pre-submission requests, draft plans, check sets, and preliminary plans for this particular development were submitted and reviewed by the West Lafayette Police Department, the West Lafayette Fire Department, Engineering Department, and Green Space Coordinator. Both a favorable APC staff report and staff recommendation were received, along with a unanimous Area Plan Commission approval.

The development is a 1.2 acre site on the corner of Grant and Harrison Streets, about two blocks from the Village. There are no single-family, owner-occupied homes within 3,000 feet of the project, pursuant to APC staff. The site is surrounded by Purdue University, student apartments, a 13-story graduate student apartment building, a 7-story parking garage, LifeCare Services Center, which Attorney Teder believes has no objections to the project, and Freehafer Hall. This is a \$20 million project and Attorney Teder believes it will improve West Lafayette's tax base.

There will be 125 1-, 2-, 3- and 4-bedroom units for 281 beds. Each apartment is furnished and each renter will have its own separate bedroom. Each unit will have its own washer and dryer. The apartment sizes will vary from 700 to 1,400 square feet. The building will be 6 stories with one floor of underground parking. There will be a 6th floor, 3,000 square feet fitness center open 24 hours/day. There will be a 2nd floor swimming pool, open from 9:00 a.m. to 9:00 p.m. The pool will be covered on off season as requested. Trees and planters will surround the pool. The exterior of the building will be cement board, brick and stone. There will be 183 bicycle parking spaces. There will be a bus shelter to aid in transportation for that location. There will be 282 parking spaces for 281 bedrooms. There is no tandem parking and no compact parking. Parking spaces can be reduced by 20 spaces if the parking history is indicative of that reduction. It is possible that parking spaces could be reduced at the rate of 8 spaces per zip car if a loan car process is put into place at some time in the future. Both of these would be minor modifications with the Administrative Officer.

Mr. Teder read aloud a statement from the APC staff report: "Encouraging higher density in this neighborhood is consistent with some of the most basic planning principles of sustainability, such as utilizing the existing urban infrastructure rather than sprawling into the suburbs and designing a project with alternative transportation in mind." Mr. Teder noted that when the developer and the staff met to determine the parking ratio, they had agreed on a 0.75 ratio. However, they need to go before the traffic commission for approval and they have declined to do that because they wanted to get started on the construction in this season and be ready to open in the summer of 2013."

Councilor Bunder noted that most of the discussion regarding this project occurred at Pre-Council.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 7 AYES and 0 NAYES.

Mayor Dennis announced that Ordinance No. 08-12 passed on first and only reading.

Ordinance No. 09-12 An Ordinance To Amend Certain Portions Of The Unified Zoning Ordinance Of Tippecanoe County, Indiana Designating The Time When The Same Shall Take Effect (Faith West Planned Development) (PDMX to PDMX)

Mayor Dennis read Ordinance No. 09-12 by title.

Councilor Keen moved that Ordinance No. 09-12 be passed on first reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Attorney Joe Bumbleburg (Ball Eggleston PC) addressed the audience. He noted that this planned development is one of the more interesting projects that he has ever been involved in, and the involved piece of property has been before the West Lafayette Common Council more than any other single piece of property in the City of West Lafayette. The staff of the APC stated this is arguably one of the most rezoned sites in the City. He explained that the rezone from PDMX to PDMX was due to the need for approval of a new planned development on the same piece of land, even if a previous planned development for the same use type fell through. He noted that present at the meeting were the engineers and architects, and they have placed on various easels in the room drawings and renderings of various aspects of the project for the public to see. The Common Council members were also provided with vast materials relating to the project.

Mr. Bumbleburg explained this project was approved by the APC and their staff after meetings of considerable length negotiating everything from parking spaces and placement to lighting choices and placement. The goal was to make the project acceptable to all involved. This project is unique and takes care of an unused piece of property without offending the neighbors. Members of the Faith Church associated with this project met with the neighbors around the property two or three times to discuss their needs and concerns. Mr. Bumbleburg observed that the relationship between the neighbors and the project administrators is one of the most successful relationships he has seen on a project development in a long time. Through coordination with the Greenspace Administrator, there is generous landscaping included in the project. There is surplus parking. The uses noted in the plan are in harmony with the neighbors. Lighting and other concerns were addressed to be pleasing to surrounding properties.

Councilor Bunder noted that the Council is more than appreciative of all the work Faith Church has done in this planned development, and do not question the attractiveness or usefulness of the project. The questions he feels still need to be answered are those regarding the taxability of the projects and which portions will be tax-exempt and which will not. This is further complicated by what we expect to be a future request to the Council to sign off on \$6 million of bonds. Those bonds do not require any financial obligation to the City or do us any harm, but he feels it reinforces some questions received regarding taxation of the project.

Steve Viars, Senior Pastor at Faith Church, noted the question was very valid and that the Church certainly is open to public scrutiny. The problem is the question cannot be answered by the Tippecanoe County Assessor at this time. At the appropriate time, the church will file an application for Not-For-Profit status and at that time the application will go before the Property Tax Assessment Board of Appeals (PTABOA) which will determine the tax exempt status on any aspect of Faith West. He noted that Faith Church is assuming they will pay taxes on some of the property, but it would be inappropriate for him to presume or predict what that Board will determine. The Faith West project facilitators have been told that PTABOA is not obligated to make a determination about the tax exempt status of the project until the facility is completed. Pastor Viars explained that the hope is that the resources Faith Church will bring to town and the investment made in the community will far outweigh any tax benefit they might enjoy as a charitable non-profit organization.

Mr. Al Parker (1015 Lindberg Rd.) explained he has come before the Council to discuss this piece of land many times in the past. He believes that development can only be good if it improves the lives of the people it affects the most, which in West Lafayette would be home owners and long-time citizens. He noted that many times he has seen out-of-town developers looking for a quick profit come into town and make promises to the citizens they don't keep. He stated that none of that happened with the Faith West project. This project started with a vision, developed with and for the benefit of the immediate neighbors and homeowners that live in the area. They asked for homeowners opinions and Faith West is the first group that actually listened to them. He encouraged the Council to look for developers who listen to the people as much as this group has. He noted that the project is not a perfect one, but it is a very, very good one. The developers moved the building as close to Northwestern as possible, as the homeowners requested. They have also convinced him they will bring a positive student and family based population to this land. Mr. Parker said he is convinced this is the right project for the vacant land and the right group of people to develop it. He asked the Council to take a leap of faith to vote to approve the Faith West project.

Mr. Paul Addison (2009 Carlisle Rd.) said he owns the property directly behind the proposed Faith West Project. He and his wife have lived there for 24 years and plan to stay. He said he would like to second all the things that Mr. Parker said and also reiterate that this is the first group that came to the neighbors and asked them what they would like to see in the development, rather than telling them what they "needed". For that he is greatly appreciative.

Mrs. Carol Marshall (2001 Carlisle) said she and her husband were there to support the project. She said they were thrilled with the project as all their neighbors are. There have been several meetings and one-on-one conversations with no repercussions from the project. They can't wait for the project to get started. She read from the Bible, Romans

Ch. 13:6,7 which discusses God's directive regarding taxation and said that as a faithful ministry she knows that Pastor Viars and his administration adhere to these guidelines strictly and will pay whatever taxes are determined to be due.

Mr. Ron Clark, (Owner, Windsor West Apartments) noted that the possession of the property to be developed has been very negative in the past years and he is excited to see something positive proposed. He agreed with what Mr. Parker said and explained he was convinced that Faith West would do something fair and just. He asked the Council for a vote of yes.

Ms. Monica Gary (2469 Musket Way) who identified herself as a member of Faith Church, said she recently retired from Purdue University Department of Athletics. She said Faith West will do more than provide programs and services for the students and staff at Purdue. They will also provide services and programs for those in need of all ages, from working mothers who need affordable childcare to activities for senior citizens. As a resident of West Lafayette for more than ten years, she sees Faith West as a quality of life addition to the community. Ms. Gary said she hoped, with the Council approval of this project, she will have an opportunity in her retirement to serve the students and residents of our community.

Ms. Gayle Charlotte (1124 Windsor Dr.) said she had come before the Common Council twice speaking against previously proposed projects at this site. Both times the Council voted in favor of the projects. But she feels the West Lafayette residents were fortunate that neither project came to fruition. Five years later, after the removal of beautiful mature trees and companies going bankrupt, Faith West project is proposing a development which she supports. Since the beginning they have involved neighbors and implemented suggestions and addressed concerns. There will be a lot of green space and trails and play equipment for the neighbors to use, as well as a coffee shop and exercise room. Although she is still worried about traffic egress on Windsor Drive, she feels appropriate signage will reduce the hazard to neighborhood children. She hoped the Council would vote in favor of the project.

Mr. Bob Wallenberg (Director, Tippecanoe County Chapter of the American Red Cross) said the Red Cross has had the opportunity to work with Faith Church for a number of years. One of the advantages Faith West offers the Red Cross is a community shelter on the west side of town. He remembered a fire in the past at Pine Manor where 26 students and residents had no shelter to use for temporary housing. The Red Cross has used the Faith Church facilities on the east side of town to conduct classes for CPR and First Aid for free or low cost, and will continue to do so at Faith West. Mr. Wallenberg noted that he had worked with Pastor Viars for a number of years and that Faith Church is a great community partner. He pointed out that the Family Inn was an eyesore for a number of years, followed by a pile of mud. Even if the tax question cannot be answered right now, there will be some tax payments generated by the facility and currently there is none at that site. Mr. Wallenberg urged the Council to approve the development.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 7 AYES and 0 NAYES.

Mayor Dennis announced that Ordinance No. 09-12 passed on first and only reading.

Mayor Dennis welcomed the associates of Faith West to the community.

Resolution No. 05-12 A Resolution Of The Common Council Of The City Of West Lafayette, Indiana, Approving An Amendment Of The Plan For The Levee/Village Redevelopment Area

Mayor Dennis read Resolution No. 05-12 by title.

Councilor Keen moved that Resolution No. 05-12 be passed on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor Burch.

Director of Development Chandler Poole explained that the amendment was to expand the Levee/Village TIF district. He highlighted areas that the expansion would include: Happy Hollow Park area, Northwestern Avenue to Lindberg Road and the old Smitty's Foodliner site, the "Island" area near Purdue Campus, the New Chauncey Neighborhood area, and the south part of the Purdue Campus. It is believed the expansion will open up opportunities to develop the Smitty's site, access points in Happy Hollow Park, and create a side pocket park in Northwestern Heights neighborhood. There will also be opportunities to develop the island and south campus areas. The amendment offers four areas of improvements:

- Infrastructure
- Neighborhood stabilization including buying rental homes and turning them over to single family homes, and repaving sidewalks and roads
- Financing tool, sometimes known as a synthetic TIF, where the development itself pays bonds issued by the developer as a way to spur development within an area
- Acquisition of sites within the area

While the project looks large, Director Poole said it is mostly due to the large section included of the New Chauncey Neighborhood. Director Poole noted that TIF districts do not deal with residential property. It only involves commercial property.

Attorney Tom Brooks, Jr. (Redevelopment Commission) and Jim Treat (O.W. Krohn & Associates LLP) were introduced as present to answer any questions.

Councilor Burch asked if there were a list of projects ready to start if the Resolution is passed.

Director Poole responded that once the TIF expansion is passed they will start meeting with various departments to develop a plan for which projects need to be done immediately and in future years in various areas within the TIF.

Councilor Burch also asked how long the TIF will be in existence.

Redevelopment Commission (RDC) Attorney Brooks answered that it would be in existence 25 years from the time of a bond issue.

Councilor Burch asked if it is possible to “de-TIF” a district.

RDC Attorney Brooks responded that it was.

Councilor Dietrich expressed concern that the City might be setting itself up for becoming involved with existing problems on the Smitty’s Foodliner property, after the Faith West project had looked at the property and found environmental concerns.

Director Poole responded that his understanding of the actual contamination concerns at the Smitty’s site revealed that three separate insurance companies had policies in place at the time of the contamination, and all three of them have agreed that they are liable. IDEM has been contacted, and a nature and extent plan is underway, which also deals with how the site will be cleaned up. The City will not be involved in owning the site or owning the problem, but could assist a developer through public infrastructure in the site.

Councilor VanBogaert noted that he did not “make friends” with RDC President Oates at Pre-Council meeting, but he did have some concerns that direct control of the use of funds within a created TIF district falls outside elected leadership. He said he planned to support the Resolution, but wanted to use the opportunity to stress the hope that the distribution of the funds is equitable across the TIF district in the projects that are taken on within it.

Director Poole explained that when a spending plan is created for the Redevelopment Commission they are almost painfully transparent in how money is budgeted. Work is started in June and public hearings are held every month on the spending plan. They work with Department Heads to determine what projects they want to do in the following year to make sure projects flow properly, that they are able to accommodate areas within the TIF districts, and that the money is spent wisely.

Councilor VanBogaert expressed a hope that a land use plan be developed in the future to use areas south of State Street more efficiently, especially since part of the TIF expansion is to include neighborhood stabilization purchases of rentals to reinstate them as single family homes.

Councilor Dietrich said that along the same topic, Purdue University has indicated that some of their future phases of development will be along the Island area to create several large scale student residence halls. That will also impact the area as well. Director Poole confirmed that was true, and that the Purdue developments would include some higher density student housing and include some retail as well.

Councilor Hunt said there was a neighborhood coalition, made primarily of housemothers on campus and organized by two Purdue policemen, that has been meeting for three or four years. John Collier has come to the meetings several times and spoken about the future development plans which includes replacing some of the unattractive brownstone houses. She noted that development of the Island area seems very promising.

Councilor Bunder said that he felt this is one of the most unique and important projects he has seen in years. He said it will impact the City positively for years. He commended Director Poole and the Redevelopment Commission for bringing it to this point.

Mayor Dennis noted that the City was presented with the problem of making good things happen in areas of the City that really need help several years ago. This is truly a resource that has not been tapped into in many other areas of the State. It is a wonderful example of creative problem solving. There is so much that can be done City-wide with revenue that is created by a TIF district. There are so many areas that have needed serious attention and this is a marvelous solution to accomplish all that needs to be done. He expressed pleasure in what was brought before the Council this evening and pride in the staff that used creativity and determination in bringing this change.

Councilor Burch asked if the TIF will free up other money, such as CDBG funds that the City has for other non-TIF districts within the City.

Director Poole responded that CDBG funds are used in very specific and particular areas. However if there was money, for example, slated for road projects within the TIF district, TIF funds could be used for those projects instead and the money could be allocated for use in other districts within the City. He reminded everyone that the Declaratory Resolution and public hearing will be at the next Redevelopment Commission meeting which is the third Wednesday of the month [April 18, 2012] at 8:30 a.m.

Mayor Dennis asked what the next steps in the process are.

Director Poole said that the TIF expansion has already gone before the Area Plan Commission and had unanimous support. After going before the Council today, it will go to the Redevelopment Commission.

There was no further discussion.

Clerk-Treasurer Rhodes called the roll call vote:

	AYE	NAY	ABSENT	ABSTAIN
Bunder	✓			
Burch	✓			
Dietrich	✓			
Hunt	✓			
Keen	✓			
Thomas	✓			
VanBogaert	✓			

Clerk-Treasurer Rhodes stated that the vote was 7 AYES and 0 NAYES.

Mayor Dennis announced that Resolution No. 05-12 passed on first and only reading.

COMMUNICATIONS

► Mayor Dennis displayed a rendering of the City of West Lafayette flag presented by the Mayor's Youth Council at the Pre-Council meeting. He said they did a wonderful job of explaining the creation of the flag and what guidelines they used to choose its design. The Mayor's Youth Council was tasked with creating a City flag in 2008. The reality of the flag's design is that it shares a lot of the City's history, its present attributes, and its future goals. The flag will be created and flown outside of City Hall. The Mayor took the opportunity to thank the Mayor's Youth Council for its hard work and diligence in creating such an excellent product. There will be a PowerPoint available which explains the reasoning and research behind the symbols and colors chosen to represent our City. There will be a resolution by the Council describing what the usage of the flag will be. Mayor Dennis briefly described some of the symbolic meaning of the flag. The star represents the State of Indiana, the red is a reference to West Lafayette High School, the blue represents Harrison High School, and the intersecting blue lines represent the three original communities of West Lafayette which were Chauncey, Kingston, and Oakwood. There is a reference to diversity in our community as well. The students made use of a reference manual about what constitutes a good flag and a bad flag. He noted that the flag and its symbolic explanation would be put on the City's website.

Councilor Bunder added that the white wreath is symbolic of education being an important part of our community.

► Councilor Hunt reported that there is a Campus Bar Coalition made up of bar owners, campus police officers, City officials, public safety officers, the Dean of Students Office, student government leaders, and health promotion experts. She and Councilor Bunder were invited by the Campus Bar Coalition to a tour of the bars on campus on March 30th from 11:00 p.m. to 2:30 a.m. The idea was to look for safety issues which need to be addressed. She said four police officers were on the tour, including two police chiefs.

Councilor Bunder thanked Police Chief Dombkowski and Chief Cox for participating in this event. He said it was great and heartwarming to see how well the police in our community interacted with the student population. It was good to see opportunities within the Village area for redevelopment. The problem is there are large numbers of the student population roaming the streets at night with some casualness in the middle of an area with a fast moving traffic flow. He said there was an obligation to come up with a more pedestrian friendly solution for the area. He noted that it also was a great opportunity to see what areas were unsafe because of lighting issues.

CITIZEN COMMENTS

► Ms. Jan Myers (1909 Indian Trail) said she wanted to show off her new chair which allows her to stand and travel in an upright position. She explained the health benefits of the design.

Ms. Jan Myers expressed concern at some comments she heard at the Pre-Council meeting in reference to student rentals as being a blight area. She took exception to that and conveyed she found the students she encountered in her travels along Salisbury Street and those she hired to do her yard work to be delightful, kind and good stewards. They enjoy interacting with her when she stops to talk to them. She urged the City in its

neighborhood stabilization plans with the new TIF district to take a diligent look at what they want the neighborhood to be and not to take a negative stance toward students as a whole. She noted the fact that the students of Purdue University are part of the economic engine of our town.

Councilor VanBogaert noted that a lot of students could be better neighbors, which needs to be addressed, but thanked Ms. Myers for her positive comments regarding students. He said cooperation is the best way to go.

► Mr. Thomas Kessler (479 Maple St.), asked about the revenue that feeds into the TIF. He wondered if the additional revenue comes from additional tax base of new development within the TIF.

Mayor Dennis responded that the TIF district starts at zero and the rise in the tax base generates the additional revenue.

Mr. Kessler asked what the nature was of the developments within other TIF districts which typically caused the rise in the tax base.

Mayor Dennis responded that PRF (Purdue Research foundation) is the one on the north end that generated a significant portion of the additional revenue. The development of Wabash Landing and subsequent developments after that also helped generate additional revenue. The Sagamore Parkway TIF has been more stagnant. There has not been a significant amount of recent development in that area.

Mr. Kessler asked what might be part of the development along Northwestern Avenue.

Councilor Bunder responded that the most obvious example is the building of Wang Hall. The portion of Wang Hall that is not given over to educational endeavors will be taxable and those funds become the gain for this TIF district. Another advantage of this project is that the current TIF to which these territories will be added has funds already. So that work in the expanded TIF can begin using money that they've already approved to the Village/Levee TIF.

Mr. Kessler asked if whatever turns out to be retail space in Faith West in the north end of the expansion area on Northwestern would also add to the increased revenue.

Several Councilors responded that the Faith West area is not included in the expanded TIF district.

Councilor VanBogaert said part of the reasoning behind including the areas along Northwestern in the TIF expansion was to attract developers to that area in the future.

Mr. Kessler asked if the TIF expansion has gone before and been approved by the APC. Mayor Dennis confirmed it had, and said it also had gone before the Redevelopment Commission.

ADJOURNMENT

There being no further business at this time, Councilor Burch moved for adjournment, and Mayor Dennis adjourned the meeting, the time being 8:46 p.m.